

Hopes Auction Company Limited,
8 Station Road, Silloth, Wigton, Cumbria, CA7 4AE.
Telephone: 016973 32018 Fax: 016973 31535
E-mail: estateagentssilloth@hopesofwigton.co.uk
Website: www.hopesofwigton.co.uk

AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A DISTINCTIVE DETACHED REGISTERED SMALLHOLDING WITH A RANGE OF OUTBUILDINGS, LAWNED GARDENS/GROUNDS AND TWO FIELDS (IN TOTAL OVER THREE ACRES).

SOME RENOVATION HAS BEEN CARRIED OUT BUT FURTHER UPDATING AND FINISHING OFF WORKS ARE REQUIRED WHICH WHEN COMPLETE SHOULD RESULT IN AN IMPRESSIVE FAMILY HOME

WAITEFIELD, SEAVILLE, SILLOTH, WIGTON CA7 4PT



PRICE REGION £270,000

VESTIBULE, HALL, SITTING ROOM, LOUNGE TO DINING ROOM, KITCHEN, UTILITY ROOM, THREE BEDROOMS AND BATHROOM.
RANGE OF BUILDINGS INCLUDING PART FINISHED AND RECENTLY CONSTRUCTED GARAGING FACILITY/STABLING. ALSO FURTHER STABLING, TACK ROOM, BARN ETC
CHARMING LAWNED GARDENS TO FRONT AND REAR WITH ORCHARD AND TWO USEFUL FIELDS.

AN EXCELLENT OPPORTUNITY FOR A PURCHASER WISHING TO PURSUE EQUESTRIAN INTERESTS IN UNSPOILT COUNTRY SURROUNDINGS.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); JT Brockbank; JJ Dixon; RE Jackson,
S Robertson F.I.A EST (Scot); B Walton; JT Wilson; J Hope; K Jarman

R. Johnston F.N.A.E.A
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641

DIRECTIONS:

From Silloth take the B5302 towards Abbeytown and Wigton and after three and a half miles turn left signposted Whinclose and Seaville. Turn left after approximately two thirds of a mile and left again after one third of a mile (signed Waitefield at lane end). Proceed a further third of a mile along this lonning via double gates to Waitefield.

GENERAL:

This is a substantial property which is believed to date from the seventeenth century and which enjoys the benefits of double glazed windows.

The accommodation is well proportioned and would benefit further from further sympathetic renovation and updating, whilst feature of note include stone staircase, exposed ceiling beams/joists, exposed stonework to some walls etc. The vendor has had the property reroofed and further insulation material is included.

The lawned gardens are mature, well stocked and most private with a variety of shrubs and trees. Pleasant orchard, good range of outbuildings and two useful fields.

ACCOMMODATION:

Ground floor:

Vestibule:

Part glazed external door and glazed inner door to:

Hall:

Access to shelved understairs store cupboard off inner hall.

Sitting Room: (13'6" x 12'9" approx.)

This room has been partly renovated.

Lounge: (13' x 11'11" approx.)

Multi fuel burner with stone surround, overmantel, TV display surface and tiled hearth. Shelved display recess. Open plan to:

Dining Area: (10'8" x 8'3" approx.)

Rear Porch:

With glazed multi paned doors to rear garden and tiled floor. Built in cupboard.

Kitchen: (13'7" x 10'9" approx.)

Fitted wall and floor units incorporating cabinets, drawers and worksurfaces. Double bowl stainless steel sink unit with mixer tap. The Aga is not operative.

Side Hall:

Part glazed door.

Utility Area: (11'6" x 9'6" approx.)

Single drainer stainless steel sink unit. Built in cupboard. Panelled door of timber construction.

First floor:

Bedroom 1: (13'9" x 10'8" approx.)

Built in wardrobe. En suite shower in cubicle. Washhandbasin.

Bedroom 2: (13'6" x 11'7" approx.)

With access to an area which might provide dressing area and/or shower room.

Bedroom 3: (13'7" x 12'3" approx.)

Bathroom: (11'2" x 8'6" approx.)

With some wall tiling. Pedestal washhandbasin and W.C. to be provided

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

OUTSIDE:

Gated access to lawned front garden with vegetable plot and poly tunnel.

Range of part finished and newly constructed **single storey buildings** intended for garaging facilities and stabling.



Private mature lawned rear garden with raised beds, trees, pond, greenhouse, shed and a charming flagged area which receives the late afternoon/evening sun.



Further buildings off yard include:

Stable: (36'6" x 14' approx.)
With power, light and water.

Tack Room: (14' x 8'8" approx.)
With power, light and water.

Two storey stone and slate Barn: (41'6" x 21'9" approx.)
Former coalhouse.

Orchard with apple, pear and plum trees.



N.B.

It should be noted that there is an existing pedestrian right of access across the orchard area.

Two good fields with water supply run from the front of the property northwards.

SERVICES:

Mains electricity. Private water supply. Drainage is to a septic tank. Double glazed windows. Telephone connection.

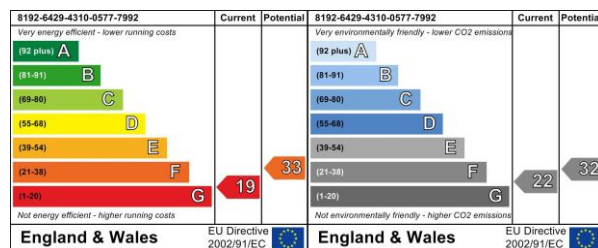
COUNCIL TAX:

Band D.

VIEWINGS:

Strictly through the Agents, Hopes Estate Agents, Tel: 016973 32018.

EPC:



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